

KNOW ALL MEN BY THESE PRESENTS, That **STEVEN C. JOSSE and MARY ANN JOSSE**, husband and wife, hereinafter called the grantor, to the consideration hereinafter stated to the grantor paid by **WALTER F. SEALS and TERESE M. SEALS**, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to-wit:

The **SW $\frac{1}{4}$** , Section 15 and the **NW $\frac{1}{4}$** , Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the fiscal year 1976-1977, due and payable.
Amount: \$339.69 Account No.: 8-3612 Tax Lot 7400
Amount: \$239.49 Account No.: 8-3612 Tax Lot 10400
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. Rights of the public in and to any portion of the herein described (for continuation of this document see reverse side of this deed)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **158,000.00**

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this **10th** day of **November**, 19**76**;

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON, County of **Klamath**, ss. **December 17**, 19**76**

Personally appeared the above named **Steve C. Josse and Mary A. Josse**

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: **Barlene J. Addington**

(OFFICIAL SEAL) Notary Public for Oregon My commission expires **3-21-77**

Personally appeared _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: _____ (OFFICIAL SEAL) Notary Public for Oregon My commission expires: _____

STATE OF OREGON, County of _____, ss. I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

After recording return to: **Mr. & Mrs. Walter Seals** **General Delivery** **Beatty OR 97621** NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer Deputy

16107

4. Reservations and easements as contained in Deed recorded February 21, 1958, in Volume 297, page 505, Deed Records of Klamath County, Oregon, to wit: "All subsurface rights, except water, are hereby reserved, in trust, to the grantor, pursuant to the provisions of the Act of August 13, 1954, (68 Stat. 720)."

STATE OF OREGON; COUNTY OF KLAMATH; ss

Mountain Title Co.

led for record at request of

is 19th day of July A. D. 1979 at 11:37 o'clock A. M., or

July recorded in Vol. 179, of Deeds on Page 16106

Wm D. MILNE, County Clerk

Bvg Leinetha H. Gotsch

Fee \$6.00

[illegible]

100-443886-1

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